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ARLINGTON-HADASSAH PARCEL

Procedures for Developer Designation

Development of the Arlington-Hadassah parcel is an integral part of the Park Plaza Urban Renewal Plan, as approved by the State, the City of Boston, and the Authority. The Plan results from an extensive citizen review process including participation by the Park Plaza Civic Advisory Committee and a detailed Environmental Impact Report.

The criteria to be used by the Boston Redevelopment Authority (the Authority) in evaluating development proposals are the experience, financial and design capabilities and development capacity of the development team. The overriding standard in the Authority's evaluation is the maximum benefit to the City of Boston.

The Authority's review will involve:

- o Evaluation of the initial developer submissions as outlined. Development teams, which are in the opinion of the Authority qualified for further consideration, will be invited to make a formal presentation to the Authority.
- o The finalists will then be asked to prepare a full architectural and a detailed financial submission based upon further Authority terms and guidelines.

At any time, the Authority may request additional information from any developer. It should be emphasized, however, that models will not be accepted in the initial developer submission and will only be accepted from the finalists. The Authority reserves the right to reject any and all proposals.



Submission Requirements

For the initial developer submission, the Authority requests that developers submit, no later than 5:00 P.M. on November 1, 1982, to Robert J. Ryan, Director, Boston Redevelopment Authority, City Hall, Room 925, One City Hall Square, Boston, Mass. 02201:

1. A certified check of \$5,000 drawn to the order of or assigned to the Boston Redevelopment Authority. The Authority is under no obligation to earn interest. \$2,000 of the fee will be retained by the Authority for the processing of the submission. However, the remaining \$3,000 deposit shall be returned promptly to unsuccessful applicants.
2. Initial developer submission:
  - a) Letter of Interest introducing development team, including developer, architect and consultants.
  - b) Legal and Financial Qualifications Information. Developers should submit completed HUD form H-6004, Redeveloper's Statement for Public Information, and Statement of Qualifications and Financial Responsibility.
  - c) Diagrams and simple drawings at a scale of 1"=20' sufficient to convey overall height, bulk, massing and distribution of uses of the proposal and the developer's compliance with the enclosed development and design guidelines.
  - d) Proposal description, including proposed uses, proposed ownership and management of each use, and anticipated development schedule. Both preliminary development and operating pro formas (forms enclosed) are required.
  - e) Allocation of land acquisition costs, premium costs and parking spaces among the development's uses (form enclosed).
  - f) Lender letters of interest for construction, permanent and end-loan financing.





### Design Concept

The design should provide an exciting urban mixed-use facility appropriate to this unique location opposite the Public Garden. It should exhibit a strong architectural relationship with the surrounding properties, particularly the Four Seasons Hotel/Condominium now under development as well as the adjacent Back Bay, Bay Village and Park Plaza areas.

### Development Guidelines

#### I. Location

The parcel is located within the Park Plaza Urban Renewal Project Area and is bounded by Boylston Street, Arlington Street, Park Plaza (formerly Providence Street) and Hadassah Way.

#### II. Parcel Area (see parcel map in cover pocket)

The parcel area includes 46,800 square feet of privately owned land. In addition, the developer may purchase an additional 2,700 square feet of land on Park Plaza if design considerations for office space require its use. This additional parcel, as shown on the parcel map, is 30 feet wide and 90 feet long. If the developer chooses to build on the additional parcel, the developer will be required to pay for relocating public utilities beneath the parcel to the public right-of-way on Park Plaza. The cost to the developer of relocating the public utilities will be a factor in determining the fair market value of the additional parcel for eminent domain purposes.

As shown on the parcel map, a setback of \_\_\_\_ feet will be required from the private parcel line at the corner of Arlington and Boylston Streets for proposed traffic system improvements.

#### III. Uses

- A. A mixed-use development with a predominately residential character is requested with residential condominiums (a minimum of 275,000 gross square feet) and office and ground floor commercial space. Based on review of the initial developer submissions, the Authority may adjust the proportions of the above square footages.
- B. A cooperative form of ownership can be proposed for the residential portion instead of the condominium form of ownership. If a developer chooses to propose cooperatives, then all references to condominiums in the guidelines and pro formas should be read as including cooperatives.
- C. The ground floor must be devoted primarily to active commercial use (retail/restaurant) except for minimal space for lobbies and entrances to parking and service areas. Office use must be oriented toward the westerly portion of the parcel.



Development Guidelines (Continued)

- D. Parking and service areas must be provided below-grade with only one entrance on Hadassah Way near the corner of Park Plaza. Hadassah Way will be a limited access public way.
- E. Parking for the development shall be provided only for use of the development's tenants and not for use by the general public. The maximum number of parking spaces shall be 250.
- F. The development will be assessed and taxed by the City of Boston under normal real estate assessment procedures.

IV. Park Plaza Urban Renewal Plan

In accordance with the Plan process, the designated developer will privately assemble the Arlington-Hadassah parcel without any direct local financial assistance for funding any portion of the development. The Authority, however, will exercise its power of eminent domain for private or public land acquisition should the designated developer be unable to assemble the parcel. Prior to using its power of eminent domain, the Authority will require that the developer assume the risk of all contingent liabilities associated with its use of eminent domain. The Authority would also require that the developer provide, in advance, the Authority with security, deemed sufficient by the Authority, to cover all liabilities associated with land acquisition, business and utility relocation and demolition.

Design Guidelines

I. Massing and Building Height

- A. All existing structures on the parcel must be removed prior to the start of construction.
- B. The building height shall not exceed 85 feet along Boylston Street to a depth of 50 feet from the Boylston Street property line. The height of the remainder of parcel must not exceed 130 feet. Service areas on the building's roof must be within the building height limits, must be concealed from view and must blend into the building design to the maximum possible extent.
- C. The massing configuration of the building must not suggest a monolithic structure along the Public Garden frontage and must complement, from both Boylston Street and Park Plaza, the massing of the adjacent Four Seasons Hotel/Condominium.
- D. The building footprint must cover the entire parcel.
- E. The designated developer's design of building and site improvements will be subject to the Authority's design review. The building design must be wind tunnel tested.



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Design Guidelines (Continued)

V. Public Plaza, Pedestrian Ways and Amenities

- A. A new public plaza must be created on Park Plaza at the intersection of Arlington Street (see parcel map). The plaza must be integrated into a pedestrian way connecting Arlington Street and the planned public open space at the Four Seasons Hotel/Condominium. Amenities at this new plaza must include trees, benches and lighting. The owner of the office component of the development will be required to maintain the plaza.
- B. The pedestrian way connecting Arlington Street and the planned public open space at the Four Seasons Hotel/Condominium must be 27 feet wide along the southern side of the parcel. The pedestrian way must be paved with brick and must include trees and lighting. The treatment of the pedestrian ways and amenities should relate to and augment the planned public open space at the Four Seasons Hotel/Condominium.
- C. In addition to the pedestrian way on Park Plaza all public sidewalks surrounding the parcel, as shown on the parcel map, must be reconstructed with brick and must be provided with trees and lighting. The public road of Hadassah Way must also be paved with brick by the developer. The Arlington Street subway entrances adjacent to the parcel must be integrated into the reconstructed sidewalks.
- D. The designated developer must devote one percent of the cost of above grade construction to works of art in accordance with Authority policies and the Park Plaza Urban Renewal Plan.

VI. Materials

Building exterior and site materials should respect the masonry and brick character of Back Bay and Bay Village. Materials should additionally be considered for energy conservation. All materials visible from the exterior will be subject to design review. Facades on Arlington Street, Boylston Street and Park Plaza must be of equal quality. All brick must be of regular size. All landscaping and paving materials must be of high quality and must be compatible with the site improvements at the Four Seasons Hotel/Condominium.

ACKNOWLEDGEMENT

The Boston Redevelopment Authority appreciates the cooperation and assistance of the Park Plaza Civic Advisory Committee in preparing these Development and Design Guidelines.

